

ORDINANCE NO. CO25.15.05.07.C2

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS TO AMEND CHAPTER 14 SITE DEVELOPMENT, ARTICLE 14.05 ACCESS AND OFF-STREET PARKING, TO UPDATE PARKING STANDARDS FOR NONRESIDENTIAL DEVELOPMENTS (OA-15-003); PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council of the City of Cedar Park (“City Council”) desires to improve access and parking standards for nonresidential developments throughout the City; and

WHEREAS, Staff has determined that Cedar Park parking requirements for certain types of restaurants may not be adequate; and

WHEREAS, Staff has determined that dead-end parking aisles should be restricted in nonresidential developments; and

WHEREAS, the City posted proper notice and conducted public hearings in accordance with Texas Local Government Code Chapter 211; and

WHEREAS, the City Council finds that the proposed amendments to the various sections of the Code are in the best interest of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. That Chapter 14 Site Development of the Cedar Park Code of Ordinances be amended as provided hereto in Exhibit A.

SECTION 2. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 5. This Ordinance shall be and remain in full force and effect from and after the date of approval.

READ AND CONSIDERED ON FIRST READING by the City Council of Cedar Park at a regular meeting on the 23rd day of April, 2015, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Cedar Park at a regular meeting on the 7th day of May, 2015, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

CITY OF CEDAR PARK, TEXAS

ATTEST:

/s/

Matthew Powell, Mayor

/s/

LeAnn M. Quinn, TRMC
City Secretary

APPROVED AS TO FORM
AND CONTENT:

/s/

JP LeCompte, City Attorney

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EXHIBIT A

ARTICLE 14.05 ACCESS AND OFF-STREET PARKING

Sec. 14.05.004 Access Standards

(a) General principles

(11) Dead-end parking aisles/modules restricted.

(A) Circulation for each row of parking spaces within non-residential parking lots shall provide at least two points of ingress or egress so as to prevent the creation of dead-end parking aisles or modules.

(B) The Director of Development Services or his/her designee may exempt the development from this requirement if the Director of Development Services or his/her designee finds that:

(i) there are special conditions unique to the property, such as lot size, shape, orientation, topography, or other physical features that are not generally characteristic of other properties in the area; and

(ii) the undue hardship is not self-induced or created by the applicant, nor is it strictly pecuniary/financial.

In granting the exemption, the Director of Development Services or his/her designee may impose such additional conditions if necessary and desirable in the public interest.

Sec. 14.05.005 Parking and circulation

(j) Amount of parking required

(2) Minimum parking requirements:

Food and Beverage Services	
Drive-in, fast food, or take-out (service to auto)	1 per 100 sf. of gfa
General restaurant or cafeteria	1 per 100 sf. of gfa
Take out only	1 per 100 sf. of gfa